

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 3.9.22

Applicant/Agent: ERIC & KRISTEN REAMY

Applicant Email Address: EJR8117@GMAIL.COM

Phone # 201-749-2013

Applicant Mailing Address: 136 BUNYAN KESSLER ROAD

City: RINCON State: BA Zip Code: 31326

Property Owner, if different from above: Same as Applicant  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): \_\_\_\_\_

Phone # \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: Current address is 136 Bunyan Kessler

Proposed Road Access: Bunyan Kessler Rd

Present Zoning of Property: AR-1 Proposed Zoning: AR-2

Tax Map-Parcel # 04630049 Total Acres: 10.75 Acres to be Rezoned: 1 + 9.75

Lot Characteristics: \_\_\_\_\_

**WATER**

Private Well

Public Water System

If public, name of supplier: NA

**SEWER**

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: Division of property to give to daughter

List the zoning of the other property in the vicinity of the property you wish to rezone:

North AR-2 South AR-1 East R-1 West AR-2

1. Describe the current use of the property you wish to rezone.

OPEN SPACE

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

NO

3. Describe the use that you propose to make of the land after rezoning.

SINGLE FAMILY HOME

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

SINGLE FAMILY HOME

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

DIVISION TO ALLOW CONSTRUCTION  
OF A 1 NEW HOME

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

NO

Applicant Signature:

*Justin Reamy*

Date

3.9.22

**ATTACHMENT B - OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

January 31, 2019, on file in the office of the Clerk of the Superior Court of  
Effingham County, in Deed Book 2568 page 305.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature *Kristen Reamy*

Print Name KRISTEN REAMY

Owner's signature *Eric J. Reamy*

Print Name ERIC J. REAMY

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 19 day of April, 20 22.

*Shannon Patrick*  
Notary Public, State of Georgia



DOC# 000747  
FILED IN OFFICE  
2/1/2019 08:57 AM  
BK:2508 PG:305-305  
ELIZABETH Z. HURSEY  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY  
REAL ESTATE TRANSFER TAX  
PAID: \$90.00

Return Recorded Document to:  
The Newberry Law Firm, PC  
129 N. Laurel Street  
Post Office Box 790  
Springfield, Georgia 31329

PT-61 051-2019-000225

**LIMITED  
WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF EFFINGHAM

FILE #: 2018-361

**THIS INDENTURE** made this 31<sup>st</sup> day of January, 2019, between William Zarkadas, as party of the first part, hereinunder called Grantor, and Eric J. Reamy and Kristen Reamy, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that certain lot, tract or parcel of land situate, lying and being in the 9<sup>th</sup> G.M. District, Effingham County, Georgia, being known and designated as 12.09 acres, more or less, as shown and more particularly described on that certain map or plat made by Paul D. Wilder, R.L.S. No. 1559, dated March 6, 1990, recorded in Plat Record Book 24, Page 194 in the records of the Clerk of the Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Subject, however, to all valid restrictions, easements, and rights of way of record.

This being the same property conveyed by Warranty Deed from Lamar Rahn to William Zarkadas and Deborah J. Zarkadas, dated May 11, 1990, recorded in Deed Book 280, Page 819, aforesaid records.

Less and Except:

All that certain lot, tract or parcel of land situate, lying and being in the 9<sup>th</sup> G.M. District, Effingham County, Georgia, being known and designated as 17 of an acre, more or less, as shown and more particularly described on that certain map or plat made by Paul D. Wilder, R.L.S. No. 1559, dated April 18, 2000, recorded in Plat Cabinet B, Slide 89-C in the records of the Clerk of the Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

This being the same property conveyed by Warranty Deed from William Zarkadas to Dyrke L. Spiker, dated May 16, 2000, recorded in Deed Book 638, Page 357, aforesaid records.

This Deed is given subject to all easements and restrictions of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named Grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered this 31<sup>st</sup> day of January, 2019, in the presence of:

\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Notary Public

William Zarkadas (SEAL)  
William Zarkadas





## Coastal Health District

Lawton C. Davis, M.D., District Health Director

802 Highway 119 South, Post Office Box 350

Springfield, Georgia 31329

Phone: 912-754-6850 | Fax: 912-754-0078

May 16, 2022

Effingham County Zoning Board  
Springfield, GA 31329

Re: Rezoning Amendment  
Eric & Kristen Reamy  
136 Bunyan Kessler Road  
Pin: 463-49  
Total Acres: 10.75 Acres to be rezoned: 1.0

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to AR-2. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.



***We Protect Lives.***

This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

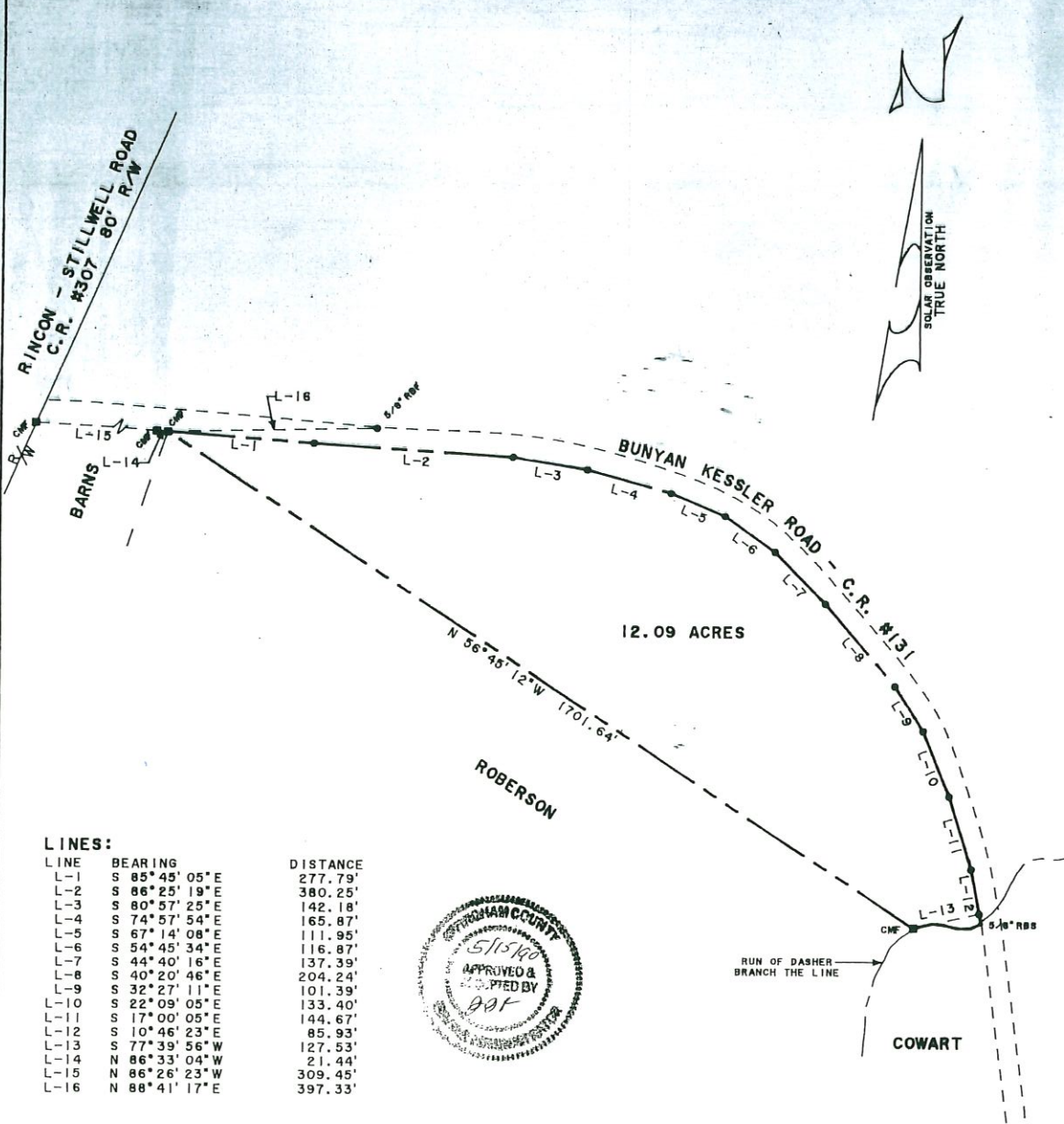
If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,



Darrell M. O'Neal, MPA  
Environmental Health County Manager  
Effingham County Health Department

DRAWN BY: J. M. B.



**LINES:**

LINE	BEARING	DISTANCE
L-1	S 85° 45' 05" E	277.79'
L-2	S 86° 25' 19" E	380.25'
L-3	S 80° 57' 25" E	142.18'
L-4	S 74° 57' 54" E	165.87'
L-5	S 67° 14' 08" E	111.95'
L-6	S 54° 45' 34" E	116.87'
L-7	S 44° 40' 16" E	137.39'
L-8	S 40° 20' 46" E	204.24'
L-9	S 32° 27' 11" E	101.39'
L-10	S 22° 09' 05" E	133.40'
L-11	S 17° 00' 05" E	144.67'
L-12	S 10° 46' 23" E	85.93'
L-13	S 77° 39' 56" W	127.53'
L-14	N 86° 33' 04" W	21.44'
L-15	N 86° 26' 23" W	309.45'
L-16	N 88° 41' 17" E	397.33'



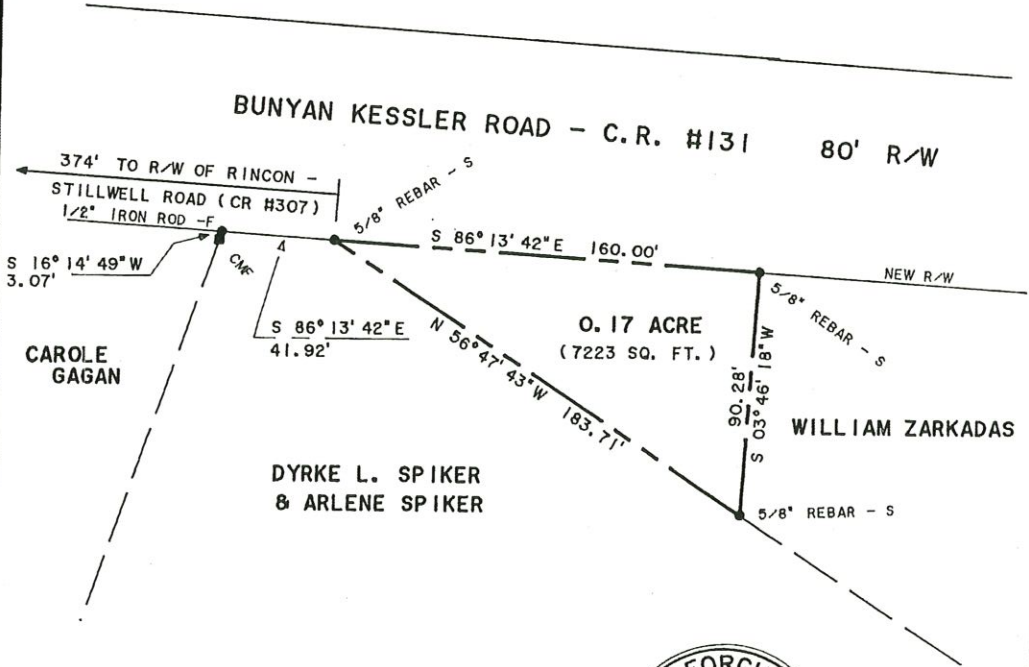
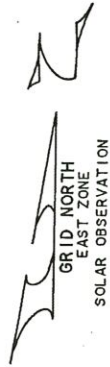
*Joseph P. ...*  
 This subdivision is approved for filing maps covering the same.  
 This approval does not constitute a representation that any lot in said subdivision is suitable for any type of construction or use.  
 5115790

ERROR OF CLOSURE:  
 FIELD DATA 1/17,215  
 ANGULAR ERROR 07" PER Δ POINT  
 ADJUSTED BY COMPASS RULE  
 PLAT CLOSURE 1/375,270

EQUIPMENT USED:  
 03" THEODOLITE  
 ELECTRONIC DISTANCE METER



<b>PLAT OF 12.09 ACRES SURVEYED FOR LAMAR RAHN</b>	
LOCATION: G.M.D. 9, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 200 FEET 0 200' 400'	
DATE: MARCH 6, 1990	FILE NO. 2892
WILDER SURVEYING & MAPPING RINCON, GEORGIA	



PURSUANT TO O.C.G.A. SECTION 15-6-67, I CERTIFY THAT THIS PLAT DOES NOT REQUIRE APPROVAL OF EFFINGHAM COUNTY PLANNING COMMISSION.



*Paul D. Wilder*  
PAUL D. WILDER, R.L.S. #1559

<b>PLAT OF</b>	
<b>0.17 ACRE PORTION OF PROPERTY OF WILLIAM ZARKADAS TO BE CONVEYED TO DYRKE L. SPIKER</b>	
LOCATION: G.M.D. 9 EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 50 FEET 	
DATE: APRIL 18, 2000	FILE NO. 00145
WILDER, STONE & ZIPPERER LAND SURVEYORS, INC. (912) 826-5412, PO BOX 1490, RINCON, GA 31326	

ERROR OF CLOSURE:  
FIELD DATA 1/15,034  
ANGULAR ERROR 06" PER Δ POINT  
ADJUSTED BY COMPASS RULE  
PLAT CLOSURE 1/108,765  
EQUIPMENT USED:  
03" THEODOLITE  
ELECTRONIC DISTANCE METER



REBAR

5/8  
AR

BUNYAN KESSLER RD. 80'-R/W  
Blanton/Medimj

Home Under Construction

Overhead and Underground Power Lines

S 57° 28' 18" E  
770.00'

Blanton (Down)

Existing Driveway

Ocilla

Pelham

Proposed Home Site

Front Set Back will meet required 50'

C2

Proposed Well location

225'

225'



Scale 1" = 100'



AREA =

"P/

IPS 5/8  
REBAR

N/F  
ARLENE H. SPIKER  
PARCEL #: 04630047

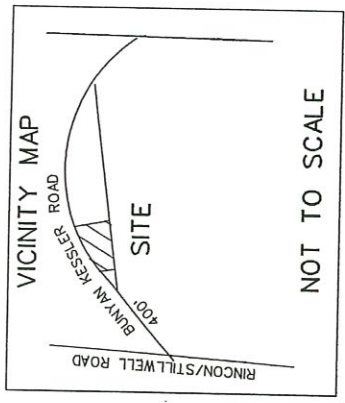
*Proposed Site plan*

OF THE ENGINEER/SURVEYOR WHOSE SEAL

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 0463 0049 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

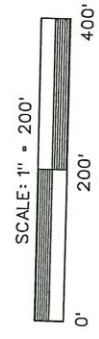
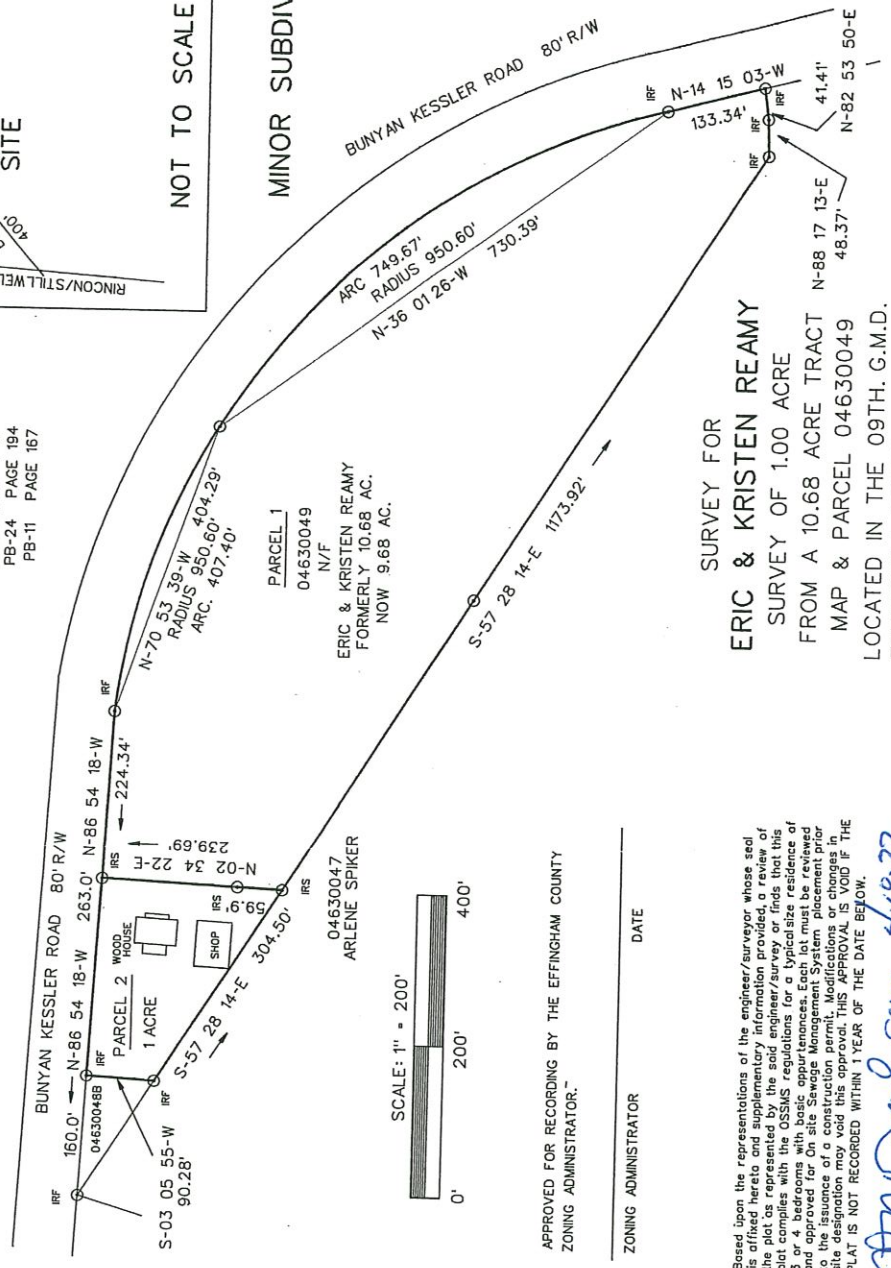
NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

REFERENCES:  
 PCAB B89 C-2  
 PB-24 PAGE 194  
 PB-11 PAGE 167



NOT TO SCALE

MINOR SUBDIVISION



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEY FOR**  
**ERIC & KRISTEN REAMY**  
 SURVEY OF 1.00 ACRE  
 FROM A 10.68 ACRE TRACT  
 MAP & PARCEL 04630049  
 LOCATED IN THE 09TH. G.M.D.  
 EFFINGHAM COUNTY, GEORGIA  
 SURVEYED 09 FEB 2022  
 PLAT DRAWN 11 FEB 2022

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplied information provided, a review of the plot as represented by the said enclosure or findings that this plot complies with the OGSMS regulations for a lot with a residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be approved for On site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site plan may void this approval. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

Signing Authority: *Arlene Spiker* Title: \_\_\_\_\_ Date: 4-18-22

**LEGEND:**

- IRF 5/8" REBAR FOUND
- IRS 3/8" REBAR SET
- PL PROPERTY LINE
- CMF CONC MON. FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE
- EQUIP. USED TOTAL STATION
- TOPCON 503
- ERROR OF CLOSURE
- 1:24,000 PLAT NOT ADJUSTED

**ADOLPH N. MICHELIS & ASSO.**  
 736 SANDY RIDGE ROAD  
 SYLVANIA, GEORGIA 30467  
 PH. (912) 829 3972

**SURVEYORS CERTIFICATION**

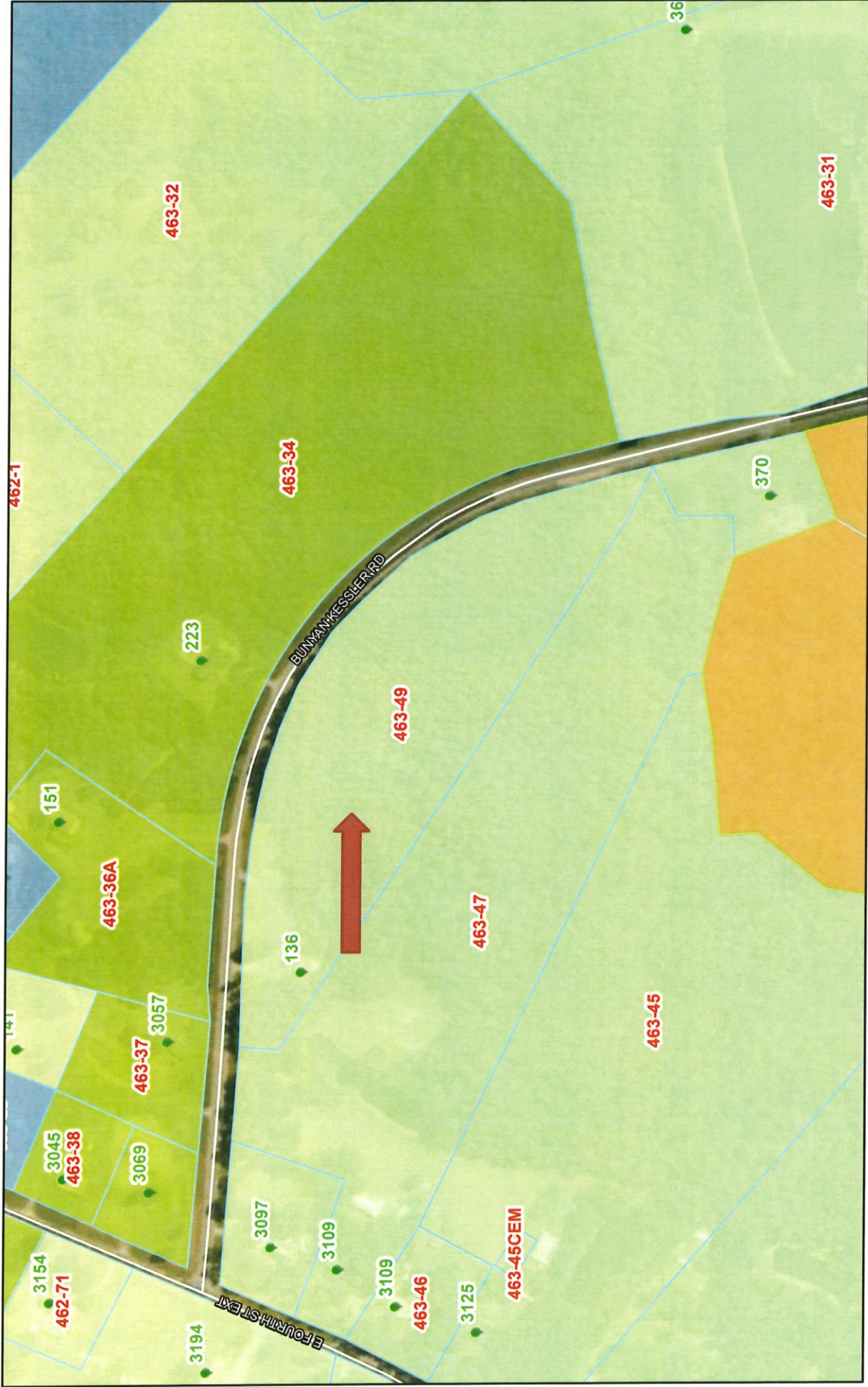
I, As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat was prepared by a land surveyor and approved by an applicable local jurisdiction. The survey was conducted by approved certificates, signatures, stamps or statements hereon, appropriate ovals or affirmations should be confirmed with the appropriate use of any mark. Further, the surveyor or user of this plat as to intended use of any mark. Further, the undersigned land surveyor certifies that this plat complies with the rules and regulations of the State of Georgia as set forth in the rules and regulations of the Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Adolph N. Michelis*  
 GA. REG. L.S. LIC. NO. 1323  
 DATE: 2-14-22

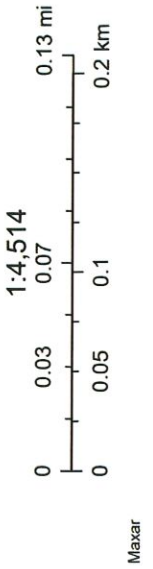
# 136 BUNYAN KESSLER ROAD



# 136 BUNYAN KESSLER ROAD



4/20/2022, 10:07:06 AM



- Municipal Boundaries
- Address Points
- Tax Parcel Labels
- Parcels2020
- Roads
- Effingham County Zoning
  - R-1
  - AR-1
  - AR-2
  - R-4

RT

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL   X  

DISAPPROVAL           

Of the rezoning request by applicant **Eric & Kristen Reamy**– (Map # 463 Parcel # 49) from AR-1 to AR-2 zoning.

- Yes  No? 1. Is this proposal inconsistent with the county’s master plan?
- Yes  No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes  No? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes  No? 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes  No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes  No? 7. Are nearby residents opposed to the proposed zoning change?
- Yes  No? 8. Do other conditions affect the property so as to support a decision against the proposal?

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_

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Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

BEA

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APPROVAL X DISAPPROVAL \_\_\_\_\_

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BKS, 5/16/22